



**BLACKPOOL ROAD, LYTHAM ST. ANNES  
FY8 4EH**

**£625 PER MONTH**

- SECOND FLOOR PART FURNISHED CONVERTED FLAT IN SUPERB LOCATION WITH GOOD TRANSPORT LINKS - CLOSE TO ANSDELL TOWN CENTRE AND A SHORT WALK TO LYTHAM GREEN
- ENERGY RATING TBC
- SPACIOUS LOUNGE - GREAT SIZED DOUBLE BEDROOM WITH EN\_SUITE BATHROOM - WATER BILLS AND BROADBAND ARE INCLUDED IN THE RENTAL PRICE - COMMUNAL FRONT GARDEN



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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**Communal Entrance**

Electricity meter cupboard, door leads to:

**Porch**

Door leads to:

**Stairs to all Floors**

Stairs lead to the second floor, access to flat 3 is through a further door which leads to:

**Hallway**

Consumer unit, entrance door to flat 4, leads to:

**Lounge**

15'09 x 15'06

Large UPVC double glazed window to the front, marble effect hearth, electric stove effect fire, newly fitted carpet, doors lead to the following rooms:

**Bedroom**

17'01 x 15'03

UPVC double glazed window to the side, opaque window light to bathroom, wall mounted electric heater, double bed with matching bedside cabinets, door leads to:

**En-Suite**

7'05 x 6.02

UPVC opaque double glazed window to the side, three piece white suite comprising of: WC, pedestal wash hand basin, bath with overhead Triton electric shower, tiled to splashbacks, vinyl flooring.

**Kitchen**

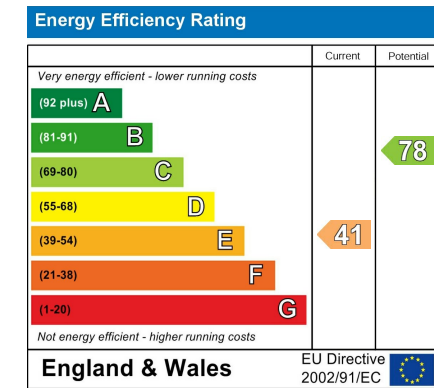
10'07 x 7'04

UPVC double glazed window to the side, wall and base units with laminate work surfaces, stainless steel sink with drainer, tiled to splashbacks, freestanding electric Beko cooker, freestanding Cookology fridge/freezer, Beko washing machine, vinyl flooring.

**Other Details**



Water and Broadband is included in the rental price  
Council tax band A (£1,457.70)  
Communal front garden  
Energy Rating E



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